

Western Bay of Plenty District Council

(FLAT 2)

22B LEVLEY LANE , KATIKATI

LIM

Land Information Memorandum

Information in a LIM:

Rates & Water Rates

- Current Rating Valuation.
- Annual Rates.
- Outstanding Rates amounts.
- Water Charges.

Sewer & Stormwater

- Whether the property has district sewer available and whether it is connected.

Natural Hazards

- Actual and potential natural hazards.
- Actual and potential impacts of climate change that exacerbate natural hazards.
- Cumulative or combined effects of these hazards and impacts.

Special Land Features

- Including potential avulsion, falling debris, slippage, alluvion, or inundation on the site which have not identified as natural hazards.
- The status of the land in relation to the contamination of soil by hazardous substances.
- Weathertight Homes information (if relevant).
- Any relevant reports or information held by council in relation to the property.

Archaeological Sites

- Any relevant Archaeological sites.

Building Consents, Licences & Requisitions

- Building Permits/Consents issued on the property.
- Any outstanding works, Code Compliance Certificates for consents issued since 1993.
- If a Compliance Schedule has been issued for the building and when the related warrant of fitness expires.

Premise Registration & Licences

- Whether the property has a licence relating to the sale of food, the sale of liquor or any other licence (under Health Act 1956).

Enforcements & Notices

- Any notice, order, or requisition affecting the land or any building on the land previously issued by Council.

Planning & Resource Management

- Zoning of the property as defined by Operative and/or Proposed District Plans.
- All Resource Consents approved in relation to the property.
- Structure Plans.

Drainage & Water

- Information on public stormwater and wastewater pipelines on the property as shown on Councils log plans.

Maps

- Maps relating to the property including Aerial Photo, Land Information (Council services), District Plan, Natural Hazards (not District Plan).

Information not in a LIM:

- Information held by Council that is not required to be included.
- Building Plans.
- For information in relation to State Highways please contact the New Zealand Transport Authority (NZTA).
- Any information concerning electricity, gas and telephone connections.
- Records of Title

Disclaimer:

- Under section 44D of the Local Government Official Information and Meetings Act 1987 The territorial authority is not liable in a civil or criminal proceeding for making available in good faith the information in a land information memorandum that is known to the territorial authority about natural hazards that is required by s 44B. This includes information that identifies the following:
    - each natural hazard and each impact of climate change that exacerbates natural hazards, that affects the land concerned;
    - each potential natural hazard and each potential impact of climate change that exacerbates natural hazards to the extent that the territorial authority is satisfied that there is a reasonable possibility that the hazard or its impact may affect the land concerned (whether now or in the future);
    - the cumulative or combined effects of the hazards and impacts referred to above; and
    - any further information required by the regulations to make the information above more understandable.
- The Council records can be incomplete in some instances.
- The Council has not carried out an inspection of the land and/or buildings for the purpose of preparing this LIM. The Council records also may not show illegal or unauthorised building or works on the land.
- The Council does not provide interpretation or advice on how to interpret or utilise this information. If this required, the applicant should seek appropriate and independent professional advice.

Land Information Memorandum

Sections 44A and 44B Local Government Official Information and Meetings Act 1987

12 October 2026

P/1070/200, P/1070/21

BOWER REAL ESTATE LIMITED - BOP
PO BOX 13357
TAURANGA CENTRAL
TAURANGA 3141

Kia orā

Thank you for your application for a Land Information Memorandum (LIM).

This LIM has been prepared pursuant to sections 44A and 44B of the Local Government Official Information and Meetings Act 1987, solely for the applicant, and contains information known to Council within its records and only relevant to the site requested. The reliance by other parties on the information within this LIM is at that other parties' sole risk. If any interpretation or explanation is required on any of the enclosed information or plans, the services of an independent advisor or consultant should be sought.

The applicant is solely responsible for ensuring that the land or any building on the land is suitable for a particular purpose and for sourcing other information held by the Council or other organisations. In addition, the applicant should check the Record of Title for the property as it might also contain obligations relating to the land.

The text and attachments of this document should be considered together, and the LIM is valid as at the date of issue only.

It is recommended that the Record of Title, which is not issued by Council, be searched by the purchaser. The LIM does not necessarily include information relating to private covenants or other memoranda affecting the title and those should be obtained from a Land Record search.

In preparing this LIM, no Council inspection of the property has been undertaken.

The Council records may not show illegal or unauthorised building or works on the land and may be incomplete.

This LIM is valid as at the date of issue as information is based upon the information the Council held at the time of the LIM request being made.

Ngā mihi

The Consents Services Team (Resource Consents)
limprocessors@westernbay.govt.nz

1 Applicant

Client Name:	Brydie Anne MacMillan
Applicant Name:	BOWER REAL ESTATE LIMITED - BOP
	PO BOX 13357
	TAURANGA CENTRAL
	TAURANGA 3141
Postal Address:	PO BOX 13357
	TAURANGA CENTRAL
	TAURANGA 3141
Application Date:	02 Oct 2026
Issue Date:	12 October 2026

2 Property

Property Owner:	MACMILLAN, BRYDIE ANNE
Valuation No:	06816 130 00 B
Location:	22B LEVLEY LANE, KATIKATI
Legal Description:	LOT 4 DPS 27843 AND FLAT 2 DPS 55945
Area (hectares):	0.0800

Note: Cross-lease titles differ from freehold titles. Building alterations or additions may require the cross-lease plan to be updated. If changes have not been registered, they may not be legally included in the lease. For advice about updating a cross-lease plan, please contact a surveyor or your solicitor.

3 Rates and Water Rates

The information provided on rates/financial details in this LIM may not reflect the current details of the legal description/valuation on your application form. This may be due to the property being under subdivision or that the information has not yet been provided or updated for the current valuation and improvements for this financial year.

Note: Rates, Rateable Valuation Details and Water Rates relate to a valuation number. This may be linked to other properties, or a parent property. For this Land Information Memorandum, the valuation number 06816 130 00 B is linked to: Flat 1 Deposited Plan South Auckland 55945
Lot 4 Deposited Plan South Auckland 27843 1/2 Share

Land Value:	$300,000
Improvements:	$250,000
Capital Value:	$550,000
Tree Value:	$0
Annual Rates:	$4,171.35
Rates Owing:	$0.04

Note: For the period until rates are "set" the Current Annual Rates and Rateable Valuation Details should not be relied upon and any queries should be directed to the Rates Team.

Rates are charged in two equal instalments for the period commencing 1 July and ending 30 June each year.

Water Rates – This information applies to the Council systems only. In some parts of Tauriko, Papamoa, Pyes Pa and Oropi, properties are served by Tauranga City Council system.

Metered Water	YES
Date of Last Reading	19 Feb 2026
Connected	YES
Available	YES
Owing	$800.11

Water rates may be outstanding on this property as meter readings are completed six monthly.



Further information about Council's water supply and water quality is available from Council's website. Please refer to the WBOPDC Water Supply System Bylaw 2008: Water Supply System Bylaw 2008



Rates information and valuation history can be found online at the WBOPDC website: Rating Information Search

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4 Building

This information is a record of details held on Council files and may not reflect the situation on site if work has been undertaken without the requisite consents, certificates etc.

4.1 Building Consents

BC	Description	Status of Consent
	None Known	

Prior to the Building Act 1991, councils were not required to maintain full records of building permits issued under the earlier building legislation and certificate of compliance did not exist. While the Council has always endeavoured to maintain full records of pre-Building Act 1991 matters, not all records for this period have survived and in other cases where building work is documented, information may be incomplete.

Building, Plumbing and Drainage Permits issued prior to 1993 will not have a Code Compliance Certificate as this requirement did not come into effect until 1 January 1993.

Note: Any information held by Council relating to Building Permits will be listed on the Historical Data page at the back of this section in your LIM.

Information regarding buildings where Council holds no records of consents:

The absence of records for building permits or consents may mean any of the following:

- The building was erected without a permit or consent.
- The building work may be exempt from requiring a permit/consent.
- A Council record is unable to be located.

If building work was carried out without a building permit prior to the 1991 Building Act, or without obtaining building consent under the Building Act 1991 or Building Act 2004, then there is no authority under those Acts for the Council to retrospectively issue a building consent for the work.

A certificate of acceptance can be applied for when work is done without a building consent after 1 July 1992, or in specific circumstances when a code compliance certificate (CCC) can't be issued.

It is recommended that the Council property file is viewed and compared with the actual building and activities on site to identify any illegal or unauthorised building works or activities. For copies of any of the documents referred to in the table above (including applications, reports, decisions and consents), please contact the Council.

4.2 Certificate of Acceptance

COA	Status
None Known	

4.3 Compliance Schedules / Building Warrant of Fitness:

Premise	Notes
None Known	

4.4 Earthquake Prone Buildings

There are no Earthquake Prone Buildings located on this land.

4.5 Residential Pools and Barriers

No information known to Council.

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5 Environmental Health

5.1 Premise Registration

Premises	Category	Licence Status
None Known		

5.2 Liquor Licences

Type	Status	Licence No	Date Issued
None Known			

All licence conditions must be complied with. For copies of any of the licences referred to in the table above (including applications, reports, decisions, and conditions), please contact Council's Compliance and Monitoring Team.

5.3 Enforcements and Notices

Parcel ID	Notice Type	Comments	Date Issued	Date Complied
None Known				

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6 Section 44A(2)(a) – Information about Natural Hazards that is required by Section 44B

This section contains details of whether the property is affected by one or more natural hazards as defined in the Resource Management Act 1991:

"Natural hazard means any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment".

This information should not be regarded as a full analysis of the site features of this property as there may be features that the Council is unaware and has no knowledge of. It is the landowner's responsibility to determine whether the property is suitable for any proposed activity or whether any proposed building site is suitable for development (and to undertake tests if necessary).

Notes: The WBOPDC's website linked below contains information about natural hazards which may be relevant to the site. Before using this website it is important that you read the terms of use to understand the limitations of that information. You are advised to seek expert advice regarding applicability and accuracy of the information as it relates to the site. The website does not replace a LIM, which is requested from the District Council, and may contain other information about natural hazards.

The website can be accessed at the following link: Natural Hazards - Western Bay of Plenty District Council.

The Bay of Plenty Regional Council's **Bayhazards** website linked below also contains information about natural hazards which may be relevant to the site. Before using the Bayhazards website it is important that you read the terms of use to understand the limitations of that information. You are advised to seek expert advice regarding applicability and accuracy of the information as it relates to the site. The Bayhazards website does not replace a LIM which is requested from the District Council, and may contain other information about natural hazards. The **Bayhazards** website can be accessed at the following link: Bayhazards Natural Hazards Viewer.

6.1 Natural Hazard Information sourced from Western Bay of Plenty Operative (District Plan)

The District Plan maps currently identify coastal erosion, coastal inundation, flooding and land instability in some of the locations that may be susceptible to them. See the 'District Plan' map in the 'Maps' Section of this LIM.

Property specific Natural Hazard information relating to the Natural Hazards identified by the District Plan map can be found under Section 8 – Natural Hazards of the Operative District Plan 2012.

6.2 Natural Hazard Information Relating to the Building Act 2004

This section contains details of:

- Whether a notification of a building consent that relates to a natural hazard on the property concerned has been provided for under section 73 of the Building Act 2004, or in accordance with section 36(2) of the Building Act 2004 or section 641A of the Local Government Act 1974.
- Signs or notices under section 133BT of the Building Act 2004 on or near the building(s) on the property.
- Entries on certificates of title under section 434 of the Building Act 2004

No information known to Council.

Note: If there is an Earthquake Prone Building located on this property it will be identified in Section "Earthquake Prone Buildings" of this LIM report.

6.3 Natural Hazard Information Relating to the Land Concerned

Important information about the Natural Hazards section

This section of the LIM identifies potential natural hazards known to Council but is not a comprehensive description - or risk assessment - of those natural hazards.

Council may hold further information related to natural hazards on the property file, and it is recommended that the applicant request the property file, in addition to this LIM.

The natural hazards outlined in this section do not take into account any interventions that may modify the natural hazard risks to this site. For example, a retaining wall may mitigate landslide risk or, if in poor condition, could exacerbate the risk.

The information in this section is based on regional studies, and may not account for site specific conditions. Applicants may need to undertake additional due diligence such as obtaining professional advice to fully understand the site's potential hazards and any corresponding risks.

6.3.1 Earthquake

Note: If there is an Earthquake prone building located on this property it will be identified in Section "Earthquake Prone Buildings" of this LIM report.

6.3.2 Active Faults

No information known to Council.

6.3.3 Liquefaction

NOT DISTRICT PLAN
Regionwide

Tonkin + Taylor Ltd have prepared a report titled 'Bay of Plenty Regional Liquefaction Vulnerability Assessment' (April 2021). The report was commissioned by the Bay of Plenty Regional Council.

The report presents the results of a liquefaction mapping exercise for the Bay of Plenty Region.

The Report was prepared in accordance with the Ministry for the Environment (MfE) and Ministry of Business, Innovation and Employment (MBIE) 'Planning and Engineering Guidance for Potentially Liquefaction Prone Land' (2017) to a Level A (basic desktop assessment) level of detail.

The liquefaction maps from the report are shown on the map in this LIM titled 'Natural Hazards (Not District Plan)' and on Council's online natural hazards maps. The mapped categories are 'liquefaction damage is unlikely', 'liquefaction damage is possible' and 'liquefaction category is undetermined'.

The subject property is identified based on information contained in the report as having one or more of these categories.

'Liquefaction damage is unlikely' means a probability of more than 85 percent that liquefaction-induced ground damage will be none to minor in a 1-in-500 year earthquake shaking event.

'Liquefaction damage is possible' means a probability of more than 15 percent that liquefaction-induced ground damage will be minor to moderate (or more) in a 1-in-500 year earthquake shaking event.

'Liquefaction category is undetermined' means that a liquefaction vulnerability category is undetermined, either because a liquefaction assessment has not been undertaken for this area, or there is not enough information to determine the appropriate category with the required level of confidence.

The report can be viewed on Council's natural hazards webpage (liquefaction subpage) at www.westernbay.govt.nz/liquefaction.

6.3.4 Tsunami

No information known to Council.

6.3.5 Coastal Erosion

No information known to Council.

6.3.6 Volcanic and Geothermal activity

No information known to Council.

6.3.7 Landslip

No information known to Council.

6.3.8 Subsidence

No information known to Council.

6.3.9 Sedimentation

No information known to Council.

6.3.10 Wind

No information known to Council.

6.3.11 Drought

No information known to Council.

6.3.12 Fire

No information known to Council.

6.3.13 Flooding

NOT DISTRICT PLAN
Flooding - Katikati

Aurecon have prepared a report titled 'Katikati Stormwater Model Build and Flood Hazard Mapping Report' (August 2019). The report was commissioned by the Western Bay of Plenty District Council.

The report presents the results of flood modelling carried out for Katikati.

The report models different scenarios. However, one scenario is considered the most relevant for Council's statutory planning and consenting processes. This is scenario 6 on page 17 of the Report. This is the scenario shown on the map in this LIM titled 'Natural Hazards (Not District Plan)' and on Council's online natural hazards maps.

This scenario identifies the possible extent of flooding that may occur in the year 2130 if a 1% Annual Exceedance Probability (AEP) rainfall event was to happen at that time. A 1% AEP event is something that only has a 1% chance of occurring in any year. This means it is expected to occur on average once every 100 years, however it could actually happen at any time.

The modelling for this scenario takes into account the possible effects of climate change in the year 2130 including sea level rise and the increased intensity of rainfall.

The report can be viewed on Council's natural hazards webpage (flooding subpage) at www.westernbay.govt.nz/flooding.

6.3.14 Coastal Inundation

No information known to Council.

6.3.15 Other General Natural Hazards Information

FLOODING

Flood hazard modelling has been produced at a nation-wide scale by Earth Sciences New Zealand (ESNZ). The national tool provides consistent flood hazard data across New Zealand and is zoomable to street level, but not to individual properties. For property-specific flood hazard information that may affect this property please refer to the following section of this Land Information Memorandum titled, "Natural Hazards Relevant to the Subject Property". The modelling produced by ESNZ is available to view at the following link: Flood Hazard Modelling.

LANDSLIDE

Council holds information from a regional landslide study (2024) that identifies areas susceptible to landslide (from rainfall and earthquake) across the whole of the district. These results are high-level and not able to be shown at a property level. For more information go to the Land Instability pages on the Western Bay of Plenty District Council's website.

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7 Section 44A (2) (aa) Special Feature(s) or Characteristic(s)

This section contains information about other special features or characteristics of the land that is known to the Council, but is not apparent from a district plan under the Resource Management Act 1991, including:

- potential avulsion, falling debris, slippage, alluvion, or inundation on the site which have not already identified as natural hazards above.
- the likely presence of hazardous substances on the site.

This information should not be regarded as a full analysis of the site as there may be features that the Council has no knowledge of. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.

7.1 Hazardous Contaminant(s)

No information known to Council.

7.2 Site Contamination

No information known to Council.

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8 Historic Heritage Features and Archaeological Sites

Please refer to the map section of this LIM. The Geographic Information Services (GIS) plan entitled 'Archaeological Sites' will identify any registered archaeological site(s) over the property (depicted as a "U" number in a red/pink box/circle). If a site(s) is recorded on the property, an 'archaeological sites report' will be attached.

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9 Section 44A(b) – Stormwater and Sewerage

There are Council Services on this property (refer to the 'Land Information' map in the Maps section of this LIM).

District Sewer Connected: YES

District Sewer Available: YES

Note: if a sewer is available, under the Local Government Act 1974, the property must connect to the sewer if it is within 30 metres of the property boundary or if the sewer is within 60 metres of the dwelling.

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10 Section 44A (2) (h) – Network Utility Operator Notification

Information regarding the property which has been notified to Council by any network utility operator pursuant to the Building Act 1991 or Building Act 2004

Council has not been notified of any information by a network utility operator in relation to this property.

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11 Planning/Resource Management

11.1 The Western Bay of Plenty Operative District Plan

This property is zoned **RESIDENTIAL**. See the District Plan map in the 'Maps' section of this LIM. The District Plan including rules, maps and performance standards, plus any current (and previous) Plan Changes can be found here:

Operative District Plan

District Plan Changes

11.2 Natural Hazards Identified in the District Plan

See the District Plan map in the 'Maps' section of this LIM.

Note:

Some Natural Hazard mapping is no longer the most up-to-date information that Council holds in relation to the identified Natural Hazard(s). Some maps have been superseded in terms of accuracy by more recent information. See Section 6.3 of this LIM.

11.2.1 Floodable Area(s)

None known to council.

11.2.2 Coastal Erosion Area(s)

None known to council.

11.2.3 Coastal Inundation Area(s)

None known to council.

11.2.4 Stability Area(s)

None known to council.

11.3 Identified Significant Features

11.3.1 Significant Ecological Feature(s)

None known

11.3.2 Outstanding Landscape Feature(s)

None known

11.3.3 Cultural and/or Built Heritage Feature(s)

None known

If the District Plan map does not identify any archaeological site(s) and/or historic heritage feature(s) it should not be assumed there are no sites or features, only that Council has no record of these. Property owners still have obligations under the Heritage New Zealand Pouhere Taonga Act 2014 in that it is an offence for anyone to destroy, damage or modify or cause to be destroyed, damaged or modified, the whole or part of any archaeological site, knowing or having reasonable cause to suspect it is an archaeological site.

11.3.4 Notable tree(s)

None known

11.3.5 Designation(s)

None known

11.3.6 Proposed Esplanade Strip(s) and /or Reserve(s)

None known

11.3.7 Esplanade Strip(s) and /or Reserve(s)

None known

11.3.8 Other

None known.

11.4 Resource Consents, including subdivision consents

RC Number	Status	Description	Date Granted
	None Known		-

Notes:

- Resource consents can lapse. Applicants are advised to verify the status of Resource Consents with Council staff.
- If a Resource Consent(s) has been granted on this property it does not infer that the conditions of the consent have been met. Applicants are advised to verify the status of Resource Consent(s) with Council's Customer Service Planner.

11.5 Other Consents, Certificates, and Licences

Any information held by Council relating to Historic Planning Consents will be listed on the 'Historical Data' page attached to this LIM.

Any Consent Notices (and associated technical reports), Certificates, Bush Protection Inspections, Licences to Occupy, Yard Exemption statements and/or Agreements relating to non-habitable buildings in Floodable and Coastal Inundation Areas that relate to this property will be included in the 'Attachments' section of this LIM.

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12 Section 44A(3) – Discretionary information

This information is provided at the discretion of the Council and is in addition to the mandatory information above.

NONE.

HISTORICAL DATA

Parcel ID: 1070/21 BUILDING PERMITS		
Date	**Type**	**Document Name**
1990-01-31	Building	Building Permit - Dwelling - 1990-01-31

Parcel ID: 1070/21 HISTORICAL PLANNING CONSENTS		
Date	**Type**	**Document Name**
1990-03-26	Historic Planning	Historic Planning Consent

MAPS

Aerial Photography

Land Information

Land Information Legend

District Plan

District Plan Legend

Other Natural Hazards (not in District Plan)

Natural Hazards Legend



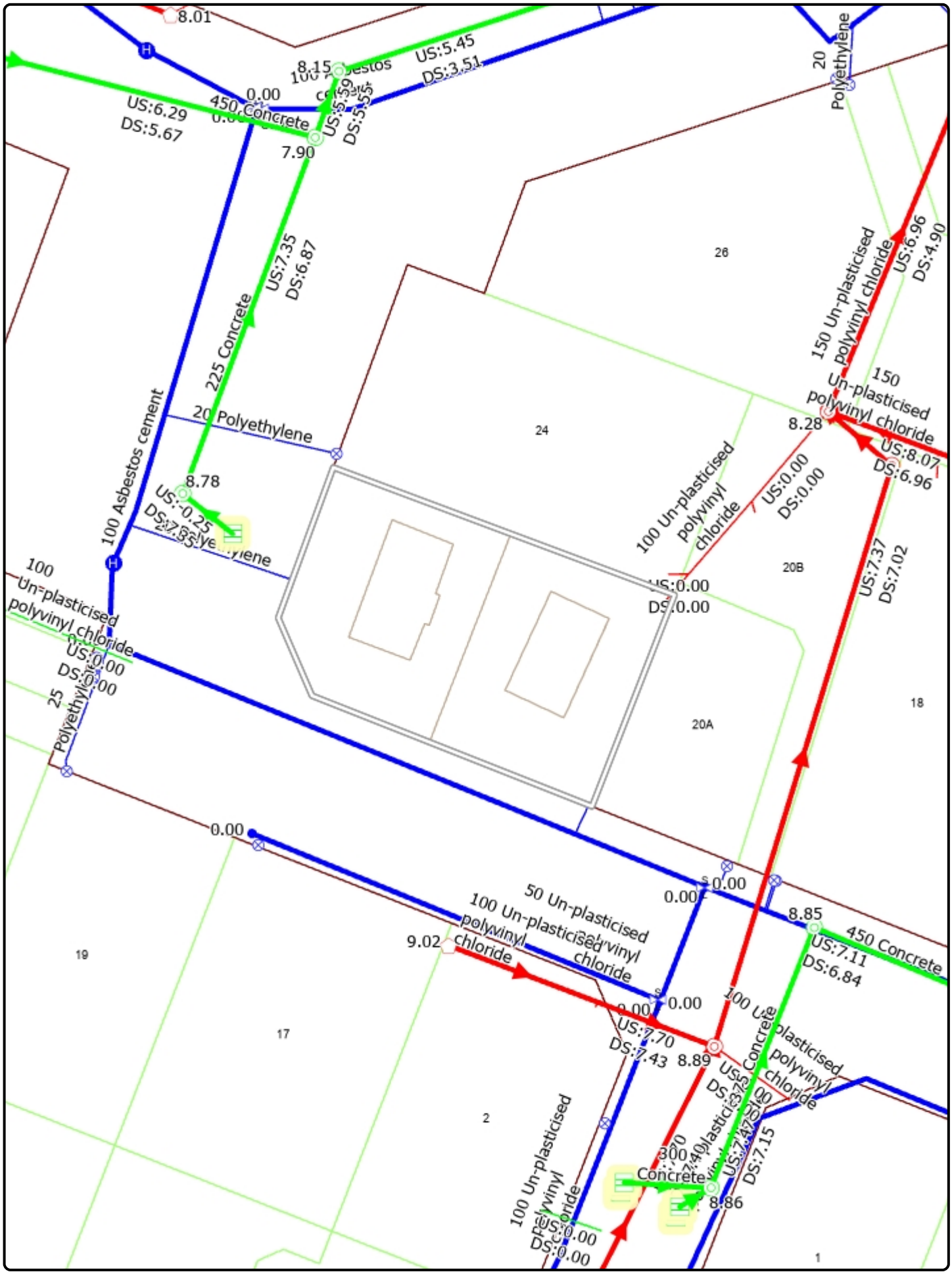
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Aerial Photo

0 25 Meters A4 Scale 1: 500

N



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Land Information

0 — 25 Meters — A4 Scale 1: 500

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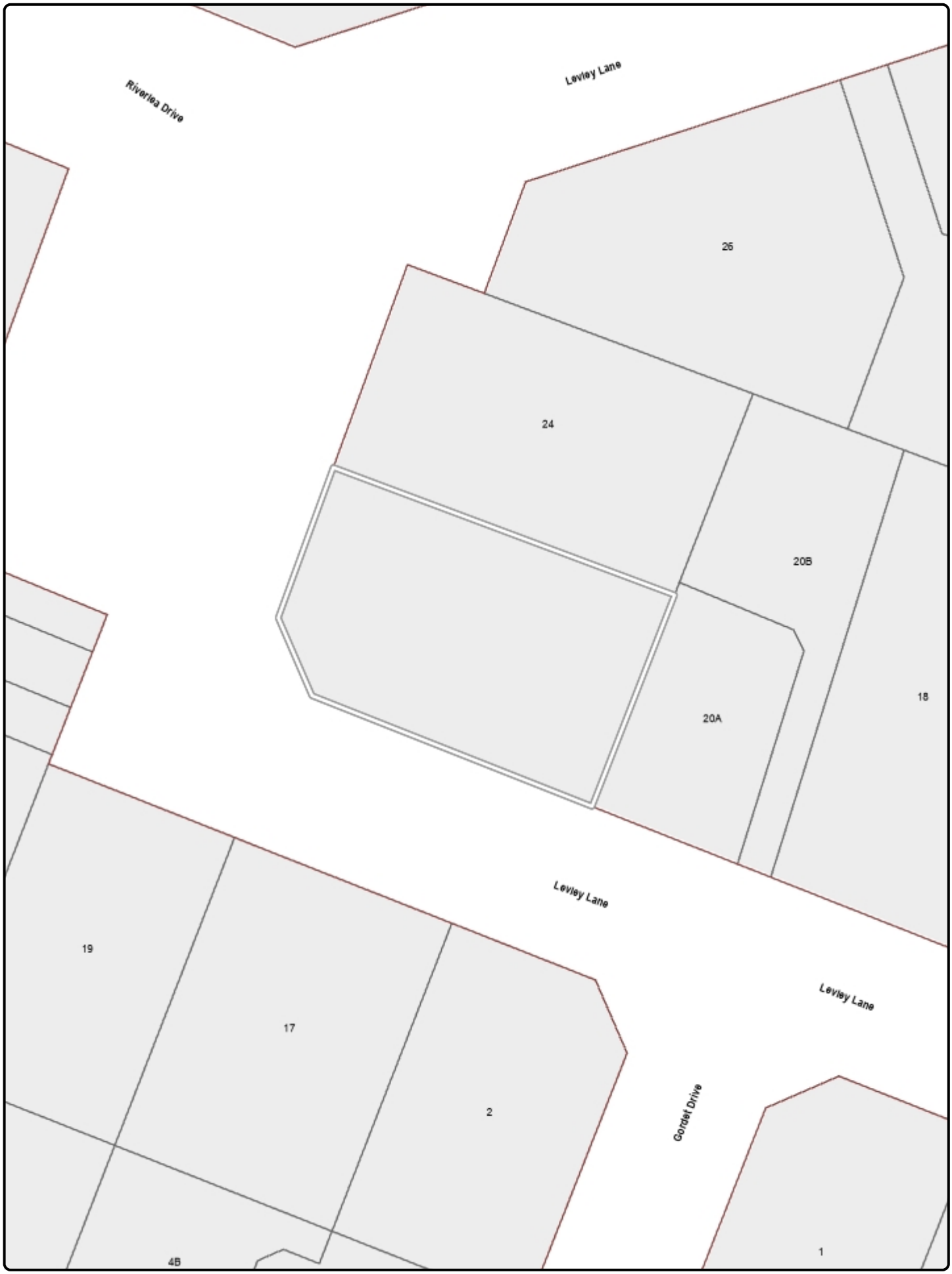


Location of Services is indicative only.
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Archaeological data supplied by NZ Historic Places Trust
(http://www.archsite.org.nz)

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Land Information Legend



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District Plan

0 25 Meters A4 Scale 1: 500

N



Bay of Plenty Regional Council should be consulted before undertaking any activity in the vicinty of Mean High Water Springs to establish the actual line of Mean High Water Springs.
Formed roads are indicated as white shading on the road land parcels. Unformed roads have the underlying zone indicated.

(1) Primary risk includes the whole of the red line and the land towards the sea. Secondary risk includes the whole of the green line up to the edge of the red line.
(2) The identified areas include; the community service area at Rangiuru, the central hub site within the All Terrain Park and buffer zones in Stage 2 Omokoroa and Binnie Road.
(3) Compliance with NZECP 34:2001 is required in this area for buildings/structures and earthworks. The distance quoted is from the centreline of the transmission line.

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District Plan Legend



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Natural Hazards (not District Plan)

0 — 25 Meters

A4 Scale 1: 500

N



Western Bay of Plenty District Council | For our people

Natural Hazards Legend

Attachments

There are no documents held for this property

Invoice